

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send tax notice to:
New City Investments, LLC
107 Heather Lane
Pelham, AL 35124

QUITCLAIM DEED

Note: The following conveyance was prepared without the benefit of a title search.

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to undersigned Grantor by Grantee herein, the receipt and sufficiency of which is hereby acknowledged,

Anayeli Valdes Leal, a married individual

(herein referred to as Grantors) hereby remise, release, quitclaim, grant, sell, and convey unto

New City Investments, LLC, an Alabama limited liability company

(herein referred to as Grantee), all of Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A Parcel of land located in the S 1/2 of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said Section 13; thence South 81 deg 50' 28" East along the South line of said Section 13 a distance of 1560.35' (map); thence North 8 deg 09' 32" East a distance of 1059.26' (map) to the southeasterly R.O.W. line of Yeager Parkway (70' R.O.W.) and the POINT OF BEGINNING; thence North 72 deg 49' 25" East along said R.O.W. line a distance of 188.52'; thence leaving said R.O.W. line, South 49 deg 06' 22" East a distance of 131.98' to a point on the centerline of Martin Street; thence South 38 deg 08' 22" West along said centerline a distance of 92.12'; thence South 40 deg 57' 14" West along said centerline a distance of 67.98'; thence North 49 deg 06' 22" West a distance of 236.04' to the POINT OF BEGINNING..

SUBJECT TO ALL MATTERS OF RECORD

Note: The property is not the homestead of Grantor nor Grantor's spouse as defined under Alabama Code Section 6-10-3.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

[signature and acknowledgement page to follow]

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 29th of September, 2025.



Anayeli Valdes Leal

STATE OF ALABAMA)

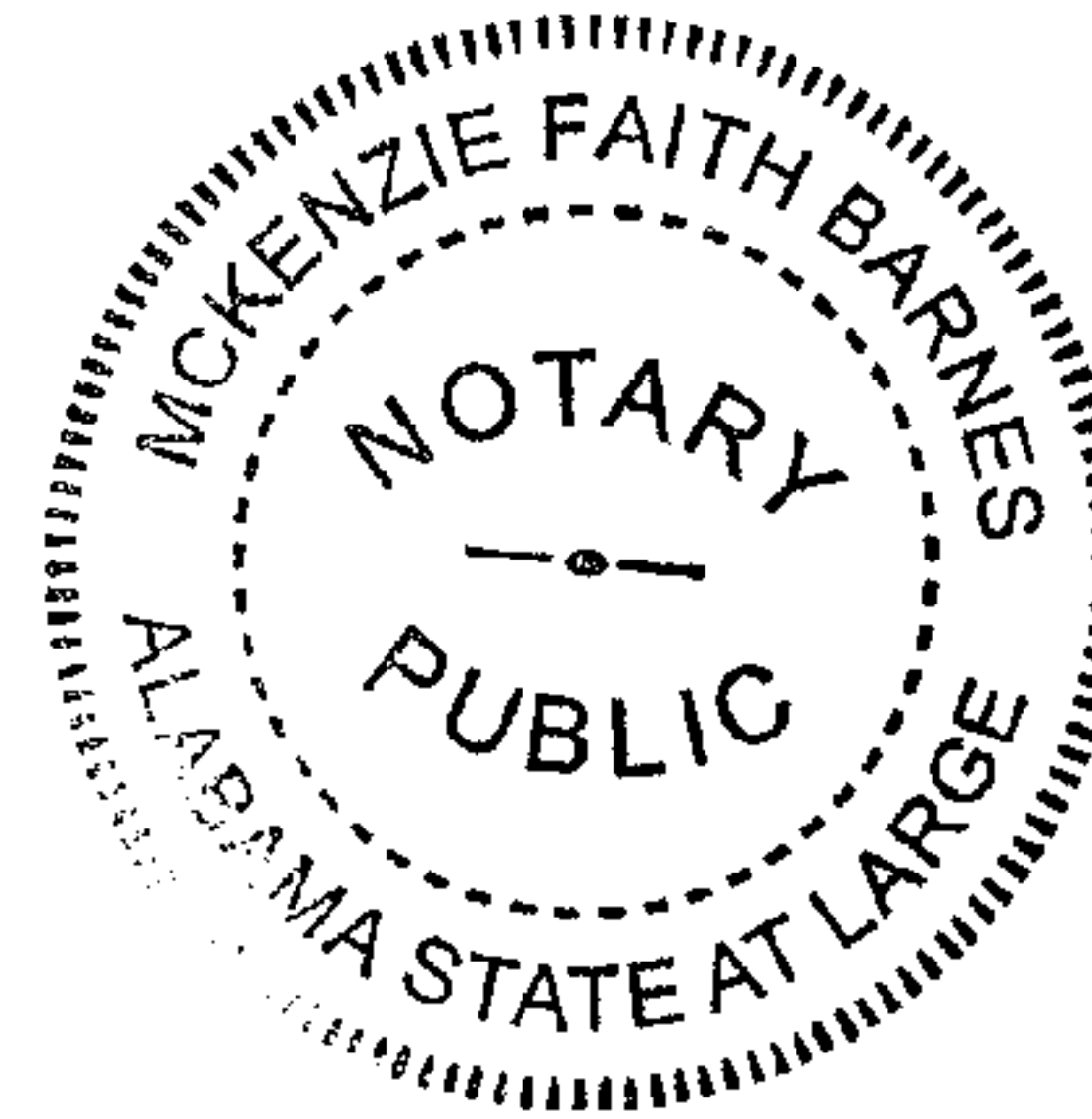
COUNTY OF JEFFERSON)

I, the undersigned, Notary Public in and for said County and State, hereby certify that Anayeli Valdes Leal whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2025.


Notary Public

My Commission Expires: 4/21/26



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Anayeli Valdes Leal</u>	Grantee's Name	<u>New City Investments, LLC</u>
Mailing Address	<u>107 Heather Lane</u>	Mailing Address	<u>107 Heather Lane</u>
	<u>Pelham, AL 35124</u>		<u>Pelham, AL 35124</u>
Property Address	<u>290 Yeager Parkway</u>	Date of Sale	<u>09/22/2025</u>
	<u>Pelham, AL 35124</u>	Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 228,090.00</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/22/25

Print Daniel Odrezik

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2025 09:19:33 AM
\$256.50 BRITTANI
20251001000300390

Allen S. Bayl